



City of Nogales General Plan Update



General Plan Comment Matrix
Prepared: July 21, 2020
Revised: August 3, 2020

Planning & Zoning Commission Recommendations



City of Nogales General Plan Update

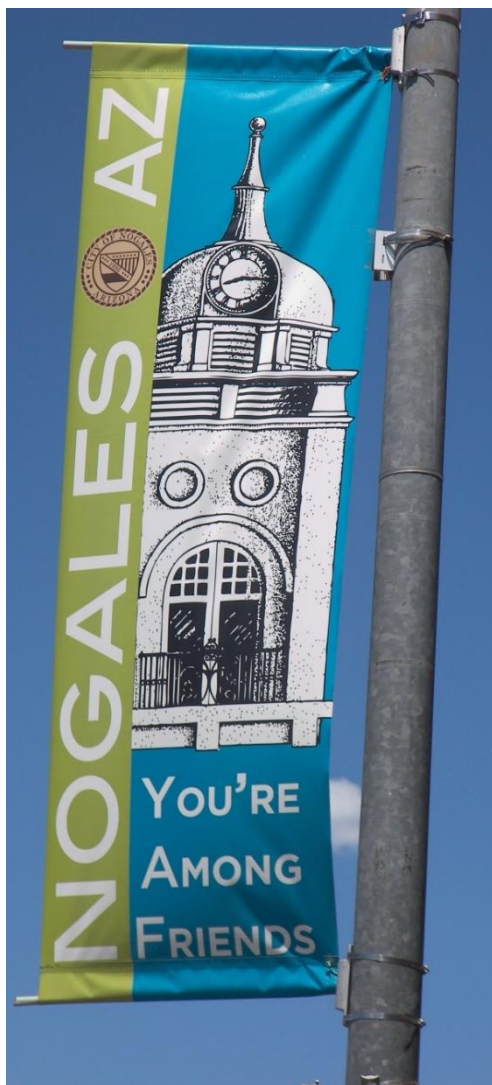


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City of Nogales General Plan Update



City Hall, Nogales, Arizona, 2010

City of Nogales Department Directors

Alejandro Barcenas, Public Works Director
Danitza Lopez, Library Director
Micah Gaudet, Housing Director
Jeffery Sargent, Fire Chief
Juan Guerra, City Engineer
John E. Kissinger, Deputy City Manager
Leticia Robinson, City Clerk
Marcel Bachelier III, Parks and Recreation Director
Michael Massee, City Attorney
Roy Bermudez, Chief of Police
Samuel Paz, Planning and Zoning Director

Mayor and Council

Arturo Garino, Mayor
Esther Melendez-Lopez, Councilwoman
Hector Bojorquez, Vice Mayor
Joe Diaz, Councilman
Jorge Maldonado, Councilman
Dr. Marcelino Varona, Councilman
Nubar Hanessian, Councilman

Planning and Zoning Commission

Jose A. Agosttini, Chair
Jesus Lorenzo Marquez, Commissioner
Jesus M. Gomez, Commissioner
Miguel Lopez, Commissioner
Oscar Santacruz, Commissioner

Consultant Team

Linda Morales, CEO/Owner, The Planning Center
Maria Masque, Principal-in-Charge/Lead Planner, The Planning Center
Brian Underwood, Planner/GIS, The Planning Center
Daniel Bradshaw, Landscape Architect, The Planning Center



City of Nogales General Plan Update

The City of Nogales General Plan Update

The City of Nogales General Plan Update Final Draft was submitted to all applicable agencies for the 60-Day mandatory review in conformance with the Arizona Revised Statutes (ARS) 9-461.06. The General Plan Update was also made available to the community for review and comment and submitted to those who requested it.

Legislative Framework

[ARS 9-461.06](#). Adoption and amendment of general plan; expiration and readoption, requires municipalities in Arizona to comply with the following:

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

1. The planning agency of the county in which the municipality is located.
2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
3. The regional planning agency within which the municipality is located.
4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
5. The department of water resources for review and comment on the water resources element, if a water resources element is required.

6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport. **(Does not apply to Nogales)**
7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. **(Does not apply to Nogales)**
8. Any person or entity that requests in writing to receive a review copy of the proposal.

In conformance with state law, the General Plan Draft documents were transmitted for the 60-day Agency Review on May 1, 2020 to all the applicable agencies mentioned above.

In addition, the General Plan Draft documents were transmitted on May 1, 2020 for review and comment to:

1. The City of Nogales Leadership Team, which includes the City of Nogales Mayor and all Council members, the Court Magistrate.
2. The City of Nogales Planning & Zoning Commission: the City of Nogales Planning and Zoning Commission Chair for distribution among commissioners.
3. The Project Team: The City Manager, the City Attorney, the City Planning & Zoning Director, and all City of Nogales Department directors.



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4. The General Plan Guidance Team: including:

- a. Santa Cruz County Community Development Director
- b. Santa Cruz County Flood Control Coordinator
- c. Arizona Department of Transportation
- d. Union Pacific Railroad
- e. Nogales Community Development
- f. Nogales Economic Development Foundation
- g. Santa Cruz County Workforce Development (WIOA)

In conformance with state law, the General Plan Draft documents were also made available to the public at the City of Nogales Clerk Office and provided electronically to members of the community that requested them.

The Comments Review Matrix

All the comments received up to July 21, 2020, are included in this Comment Matrix and organized as follows.

Agency Comments

Comments related to the City of Nogales General Plan Update Draft provided by reviewing agencies as part of the mandatory 60-Day Agency Review are addressed in the 60-Day Agency Comment Matrix section. The deadline for all the reviewing agencies to submit written comments to the City was July 1, 2020. One agencies submitted a comments via email, the Arizona Department of Transportation (ADOT) and the Arizona State Land Department (ASLD). Their respective emails are included in the Appendix section at the end of this report.

Community Comments

The Comments Review Matrix included in this report lists all comments received from the City of Nogales elected and appointed officials, community members and stakeholders under the Community Review Matrix section. This section also includes proposed revisions to the City of Nogales General Plan Update Final Draft to address submitted comments as applicable. The Comment Matrix rational explaining reasons why a proposed comment will not be integrated in the General Plan.

Appendix Section

The Appendix section of this report includes maps, email communications from the reviewing agencies and the public providing comments and the minutes of the Planning and Zoning Commission Study Session held July 16, 2020.

Planning & Zoning Commission Recommendations

During the Planning & Zoning Commission General Plan Update Public Hearing held at the City of Nogales City Hall on July 23, 2020, the Commission recommended the General Plan as revised, including changes highlighted in yellow in this Comment Matrix, to the City of Nogales Mayor and Council for adoption.

Such revisions to the Policy Plan are included on pages 5, 20, 21, 27 and 30 of this Comment Matrix. Comments not resulting in revisions remain in the Comment Matrix for the record.



City of Nogales General Plan Update

City of Nogales General Plan Update Community Comments Matrix

Agency Comments

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
1	Arizona Department of Water Resources (ADWR) thanked the City for the opportunity of review the General Plan. ADWR did not propose any revisions.	No action needed.

Note: No additional comments were received by any of the reviewing agencies.



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Planning and Zoning Commission Study Session Comments

July 16, 2020

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
1	Councilman Jorge Maldonado, asked if the cemetery was addressed in the General Plan and if the general plan is an appropriate document for providing guidance related to the municipal cemetery.	<p>Response:</p> <p>The General Plan Policy Plan adopted contains the following language which remains in the current update:</p> <p>Implementation Measure</p> <p>(Land Use Element, Goal 1, Policy 1, page II-2 Implementation Measure g)) directs the City to “work with the City Parks and Recreation Department to identify land for the expansion of the Nogales Municipal Cemetery to create a memorial park/memorial garden that serves the function of a cemetery and provides opportunities for passive recreation.”</p> <p>Goal, Policy and Implementation Strategies</p> <p>(Land Use Element, Goal 2, Policy 1, and Implementation Strategies, page II-12)</p> <p>Addresses any Nogales Municipal Cemetery expansion needs as a land use planning effort and directs City to continue to work with the Cemetery Advisory Committee to design and maintain an aesthetically pleasing and professionally administered Nogales Municipal Cemetery and include design guidelines for expansion. (See Study Session Minutes included in the Appendix Section)</p> <p>Proposed Revision: The following Goal and policy can be added to ensure plot availability both within and without the municipally-owned Nogales Cemetery.</p>



City of Nogales General Plan Update

Planning and Zoning Commission Study Session Comments July 16, 2020

(Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
1	Councilman Jorge Maldonado, asked if the cemetery was addressed in the General Plan and if the general plan is an appropriate document for providing guidance related to the municipal cemetery.	<p>Proposed Revision: The following Goal and policy can be added to ensure plot availability both within and without the municipally-owned Nogales Cemetery.</p> <p>Goal 3: <u>Facilitate the supply of cemetery plots for use by families in our community.</u></p> <p>Policy 1: <u>Monitor the inventory of public and private cemetery facilities available for purchase to the public in Nogales throughout the life of this Plan, and as necessary, look for opportunities to increase the supply of cemetery facilities, both within and without the municipally-owned Nogales Cemetery.</u></p> <p>See Land Use Element, Goal 3, Policy 1 and corresponding Implementation Measure on Page II-12 of the Policy Plan</p>



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Community Comments

The Review Matrix included below lists all comments received from the City of Nogales community to the date of preparation of this report. This section addresses all the comments submitted by David Fernandez on behalf of Jim Barr via email dated July 20, 2020. A copy of the email is provided in the Appendix section of this report.

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
1	<p>Section: Introduction and Overview, General Plan Intent (page 4)</p> <p>Proposed Text Addition:</p> <p>“With the loss of brick and mortar stores, what will we replace the sales tax income and the loss of jobs with. This is the challenge for this General Plan.”</p>	<p>Proposed Revision: None.</p> <p>Rationale: The various goals and policies included in the Policy Volume address revenue generation and job attraction and retention in the growth areas, land use/character areas, economic development and various other elements in a place-based manner that allows enough flexibility to respond to market fluctuations.</p>
2	<p>Section: Planning Process (Page 5)</p> <p>Proposed Text Addition:</p> <p><u>Revise 2nd bullet as follows:</u></p> <ul style="list-style-type: none">The preparation, coordination and facilitation of an all-inclusive Community Involvement Program; “Missing from Previous General Plan” <p><u>Revise 3rd bullet as follows:</u></p> <p>To replace the word “formulation” with the word “revision”</p>	<p>Proposed Revision: None.</p> <p>Rationale: <u>2nd Bullet:</u> The statement “Missing from Previous General Plan” is incorrect. The previous General Plan included 2 design charrettes. A full week design charrette lead by The Planning Center and Poster Frost Mirto included a variety of workshops, round tables, and one-on-one meetings for the duration of 7 days (12-hour work days, many community members stopped by late at night to provide input and watch the process). The second design charrette lasted 3 days and was conducted by the State Historic Preservation Office (SHPO) with focus of downtown redevelopment. Both charrettes have record attendance including residents, business owners, and other stakeholders. In addition, the previous General Plan was approved by the voters. <u>3rd Bullet:</u> the chart explains the planning process.</p>



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Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
3	<p>Section: International Ports of Entry (page 6)</p> <p>Proposed Text Addition: "The ports of entry are critical parts of Nogales's future.</p> <p>Utilization of more than 4 of the 8 truck gates will reduce the average wait to cross time of two hours or greater.</p> <p>Adding Sentry lanes to the Mariposa POE. This will expedite the frequent and secure crossers.</p> <p>Adding a bus route to Mariposa POE."</p>	<p>Proposed Revision: None.</p> <p>Rationale: Ports of Entry fall under the jurisdiction of the Federal government and are outside of the jurisdictional powers of municipalities. The City of Nogales works with the numerous state and federal agencies as reported later in the technical report and will continue to do so.</p>
4	<p>Section: Nogales, Arizona Designated Growth Area (page 6)</p> <p>Proposed Text Addition: "This plan should show the current, Council approved annexation area."</p>	<p>Proposed Revision: None.</p> <p>Rationale: Although Mayor and Council approved proceeding with the annexation, the area is not annexed until the annexation process is completed. Once this process is completed, if the annexation is approved in conformance with all applicable ARS annexation requirements, the General Plan can be amended administratively to show the new City limit.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
5	<p>Section: United States-Mexico-Canada Agreement (USMCA) (Page 21)</p> <p>Proposed Text Addition: Add a bullet that states: "USMCA increases the amount of inspections on northbound produce. To maintain the same volume of produce through Nogales, a significant increase in square feet of warehouses will be required."</p>	<p>Proposed Revision: None.</p> <p>Rationale: The section is a background section and the corresponding bullets are as provided in the United States-Mexico-Canada Agreement (USMCA). The proposed added bullet does not have a source and therefore it cannot be included in a technical report.</p>
6	<p>Section: Pathway Project along Grand Avenue (Page 46-47)</p> <p>Proposed Text Addition, Comment, Question: Why put people and children next to the train? All destinations are on the West side of Grand Ave. To use the pathway, people will have to cross Grand Ave, travel on the pathway, then cross back to the West side. Besides the added risk element of crossing one of the busiest roadways, facilities (wheelchair ramps, sidewalks and crosswalks) will be needed to assist in the crossings.</p>	<p>Proposed Revision: None.</p> <p>Rationale: The comment/question refers to the Congestion Mitigation and Air Quality Improvement (CMAQ) program funded project assigned to ADOT for the Pathway Project Along Grand Avenue. CMAQ is a federally funded program of surface transportation improvements designed to improve air quality and mitigate congestion. The Pathway Project consists of the design and construction of a multiuse bicycle/pedestrian pathway on the east side of Grand Avenue from Baffert Drive to Country Club Drive with a spur connection to the Nogales High School located on the south side of Apache Boulevard. During the planning and design phases the project will address the comment/questions provided in comment 6 and identify the best solution. Streets with higher capacity have been successfully designed to accommodate safe crossings without compromising safety or traffic flow.</p>



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by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
7	<p>Section: Pathway Project along Grand Avenue (Page 47)</p> <p>Proposed Text Addition, Comment, Question: In reference to this statement: "The total funding request is for \$1,249,475 in Federal CMAQ funds which is 94.3% of the estimated total project cost of \$1,325,000," the following question was provided:</p> <p>What would be the cost to keep the pathway on the West side of Grand?</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The comment/question refers to the Congestion Mitigation and Air Quality Improvement (CMAQ) program funded project assigned to ADOT for the Pathway Project Along Grand Avenue, which was the subject of the grant application.</p>
8	<p>Section: Previous Transportation Plans (Page 48)</p> <p>Proposed Text Addition, Comment, Question:</p> <ul style="list-style-type: none">• Are these plans on the CON website?• How many of these studies have existing and future traffic predictions?	<p>Proposed Revision: None.</p> <p>Rationale/Response: Links to all the plans listed in page 48 are provided below. Please note that some of the older plans are currently available in archival format.</p> <ul style="list-style-type: none">• Nogales Bicycle and Pedestrian Master Plan/Royal Road Multi-Use Path (2018) Nogales and ADOT• Morley-Banker-Hohokam Bike Route Design Concept Report (January 2016) Nogales, Arizona (See page 2-1 to 2-2 on Nogales Bicycle and Pedestrian Master Plan)• Regional Transportation Coordination Plan Update 2018-2019 (2018) SEAGO



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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
8	<p>Section: Previous Transportation Plans (Page 48)</p> <p>Proposed Text Addition, Comment, Question:</p> <ul style="list-style-type: none"> • Are these plans on the CON website? • How many of these studies have existing and future traffic predictions? 	<p>Continued from previous page</p> <ul style="list-style-type: none"> • Santa Cruz County Comprehensive Plan (2016) Santa Cruz County • ADOT Rio Rico Walking and Biking Study (July 2013) Santa Cruz County • ADOT Arizona-Sonora Border Master Plan (February 2013) ADOT and Federal Highway Administration (FHWA) • City of Nogales PARA Pedestrian Circulation at Port of Entries (January 2012) Nogales, Arizona • Unified Nogales Santa Cruz County Transportation Plan 2010 (April 2010) Unified Nogales Santa Cruz County • City of Nogales General Plan (August 2010) Nogales, Arizona
9	<p>Section: Critical Corridors (Page 49)</p> <p>Proposed Text Addition, Comment, Question:</p> <p>Question in reference to Bullet 4: “Mariposa Road from the existing Land Port of Entry (LPOE), to I-19 and the high school area (2.4 miles)”</p> <ul style="list-style-type: none"> • Why isn’t this in the current construction project on Mariposa Road? Bicycle facilities were not discussed at any of the public meetings. 	<p>Proposed Revision: None.</p> <p>Rationale/Response: The list of bullets under the <i>Critical Corridors</i> is language directly reporting on the Findings section provided in the <i>Nogales Bicycle and Pedestrian Master Plan/Royal Road Multi-Use Path 2018, Working Paper 1: Current and Future Conditions</i>. Not to be confused with policy language, merely identifies “six critical corridors within Nogales that do not currently provide or connect to bicycling or pedestrian facilities.” This section also adds that “The corridors were identified by the City as important routes to study.” Therefore, studies need to be conducted and are not part of the scope of the General Plan.</p>



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Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
10	<p>Section: Critical Corridors (Page 49)</p> <p>Proposed Text Addition, Comment, Question: Question in reference to Bullet 5: "Target Range Road/Western Avenue - East of Mariposa Road to Grand Avenue (2.5 miles)" <i>Not in the current project.</i></p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: See response to Comment 9 provided in the previous page.</p>
11	<p>Section: Live and Work Disconnect (Page 49)</p> <p>Proposed Text Addition, Comment, Question: Question in reference to Bullet 5: "Target Range Road/Western Avenue - East of Mariposa Road to Grand Avenue (2.5 miles)" <i>Comment: Much needs to be planned and shown, by map, in this General Plan update. Networks of Bicycle routes, sidewalks and roads. The City has been resisting putting in sidewalks and streetlights where needed like major roadways (Mariposa Road) and instead requiring them in industrial zones, where pedestrians are not.</i></p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: This section is reporting findings identified in the <i>Nogales Bicycle and Pedestrian Master Plan/Royal Road Multi-Use Path 2018, Working Paper 1: Current and Future Conditions</i> and as such represents current conditions. The General Plan Policy volume addresses walkability and bicycle rideability through its goals and policies.</p>



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Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
11	<p>Section: Interstate Crossings (Page 50)</p> <p>Proposed Text Addition, Comment, Question: The section reports: "Due to the edge that I-19 presents, Interstate crossing locations in Nogales are key for getting cyclists and pedestrians past I-19. An evaluation of the vertical and horizontal geometry is key creating a safe and connected route for users who pass under the Interstate facility. The crossing at I-19 and Mariposa Road/SR-189 has a high level of traffic volume, traffic collisions, and is adjacent to a several key commercial and school locations."</p> <p>Comment: Is this address in the current construction project? If you don't do the major backbone (like Mariposa Road) for pedestrians and cyclists, then you will only end up with little, unconnected snippets of pathways. If you don't show these facilities in the General Plan, they won't get done.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: This section is reporting findings identified in the <i>Nogales Bicycle and Pedestrian Master Plan/Royal Road Multi-Use Path 2018, Working Paper 1: Current and Future Conditions</i> and as such represents current conditions.</p> <p>The General Plan Policy volume addresses walkability and bicycle rideability through its goals and policies. Exhibit 9 included in the General Plan Policy Plan Volume (Page IV-8) shows proposed vehicular overpass, pedestrian overpass, sidewalk improvements, and bicycle plan within the general scope of a general plan. Transportation studies will refine these as they take place.</p> <p>The Background and Current Conditions technical report only reports findings.</p>



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Community Comments

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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
12	<p>Section: Standard Cross Sections (Page 50)</p> <p>Proposed Text Addition, Comment, Question: The section reports: “As the community develops more of an understanding of how their overall transportation network can facilitate multimodal travel, a standard cross section for each roadway type would help in facilitating consistency across the network. This in turn will increase driver, cyclist, and pedestrian confidence with the road network.”</p> <p>Comment: Show these x-sections.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: This section is reporting findings identified in the <i>Nogales Bicycle and Pedestrian Master Plan/Royal Road Multi-Use Path 2018, Working Paper 1: Current and Future Conditions</i> and as such represents current conditions.</p> <p>The General Plan Policy volume addresses provides “general” guidance via goals and policies. Cross-sections are appropriate tools to be included in the Zoning Ordinance.</p>



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Community Comments

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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
13	<p>Section: Nogales PARA Pedestrian Circulation at Ports of Entry (2012) (Page 51)</p> <p>Proposed Text Addition, Comment, Question: The focus of this study centered on the pedestrian circulation needs of the downtown Nogales area, especially targeting the pedestrian circulation that moves between Nogales, Sonora, and Nogales, Arizona, through the downtown area's two ports of entry (POEs). Accommodating the pedestrians using the Mariposa POE and connecting them to downtown Nogales, the Walmart shopping district, their workplace, or other destination points is to be investigated and addressed in subsequent phases of this study.</p> <p>Comment: Isn't it too late for this? The roadway design is 90% complete and does not include these pedestrian facilities. A traffic circle without pedestrian crossings is asking for trouble.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The focus of this study centered on the pedestrian circulation needs of the downtown Nogales area, especially targeting the pedestrian circulation that moves between Nogales, Sonora, and Nogales, Arizona, through the downtown area's two ports of entry (POEs) and in connecting pedestrians entering Nogales via La Mariposa POE to Downtown. Pedestrian connectivity remains critical today and can be achieved via Downtown revitalization (for the two POEs in the Downtown area and through the establishment of a shuttle service connecting La Mariposa and Downtown, or other viable alternatives. The General Plan Policy Volume addresses these via goals and policies.</p>



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Community Comments

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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
14	<p>Section: Trains (Page 56)</p> <p>Proposed Text Addition, Comment, Question: Comment in reference to Table 7 (Page 55) reporting a total of 737 trains enter annually through the Nogales POE in 2018.</p> <p>Comment: Seems low. Two trains a day.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: Source: U.S. Port of Entry Statistics, Research and Innovative Technology Administration, Bureau of Transportation Statistics, U.S. Dept. of Transportation, 2018</p>
15	<p>Section: Pedestrians and Personal Vehicle Passengers (Page 56)</p> <p>Proposed Text Addition, Comment, Question: Comment in reference to Table 8 (Page 56) reporting Total Annual Arizona Port of Entry Traffic Pedestrians and Personal Vehicle Passengers 2018.</p> <p>Comment: What is the 2030 traffic prediction?</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The Bureau of Transportation Statistics (BTS) Border Crossing Data provides summary statistics for inbound crossings at the U.S.-Canada and the U.S.-Mexico border at the port level. Data are available for trucks, trains, containers, buses, personal vehicles, passengers, and pedestrians. No projections were found. The Background and Current Conditions technical report summarizes data available from secondary sources.</p>



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Community Comments

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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
16	<p>Section: Nogales Wash Sanitary Sewer Overflows (Page 65)</p> <p>Proposed Text Addition, Comment, Question: Comment in reference to the statement: “A bi-national agreement known as Minute 276 allows Mexico to deliver up to 9.9 million gallons (mgd) of its wastewater per day to the Nogales International Wastewater Treatment Plant (NIWTP) in Rio Rico, Arizona. An additional 4.75 mgd of plant capacity is allocated to communities in Arizona.”</p> <p>Comment: Of the 4.75 mgd allocation, how much is available for future growth?</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The Effluent Section (page 66) provides: The plant is designed to treat nearly 15 million gallons of water daily, which accounts for about 38 percent of the Santa Cruz flow at that point.</p> <p>Roughly 10 million gallons of that daily capacity are allocated to Nogales, Sonora, a much larger community (pop. 212,500) than Nogales, Arizona (pop. 20,000). On the U.S. side, Nogales and Rio Rico are allocated 4.84 million gallons of capacity. Annually, Nogales, Arizona, uses just 12 percent (or 0.6 million gallons of the total allocated capacity) of the IOI system providing the as-yet untreated sewage to the plant, while the vast majority of the rest flows north across the border from Sonora.</p> <p>Statements above serve as indicators of available water for future growth. These statements come from the Arizona Department of Water Resources (ADWR) 2018. ADWR was one of the General Plan reviewing agencies and reviewed the plan.</p>
17	<p>Section: Water Supply and Water Quality (Page 65)</p> <p>Proposed Text Addition, Comment, Question: Comment: Of the Nogales 100 yr. assured water supply, how much is available for future growth?</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: See response to Comment 16</p>



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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
18	<p>Section: Electricity and Natural Gas – UniSource Energy Service (Page 68)</p> <p>Proposed Text Addition, Comment, Question: Comment in reference to the statement: “The Nogales Tap to Kantor Upgrade is being planned in collaboration with the Nogales Interconnection Project . The projects will support the reliability of the electric system by providing bi-directional power flow and voltage support, and emergency assistance for the electric system both north and south of the U.S.-Mexico border. The proposed project includes upgrading a 27.5-mile segment of UES’ existing 138-kilovolt (kV) transmission line that serves customers in Santa Cruz County and building a new substation west of Nogales.”</p> <p>Comment: The 138 KV transmission line is in. The substation is not.</p>	<p>Proposed Revision: Verification</p> <p>Rationale/Response: Have UniSource verify statement provided in the comment</p>



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City of Nogales General Plan: Background and Current Conditions Technical Report (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
18	<p>Section: Internet Service Providers (Page 68)</p> <p>Proposed Text Addition, Comment, Question: Comment: High speed internet is a key service to the future of Nogales.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: High speed internet is critical to support a healthy binational region. The Policy Volume supports this comment. See Goal 12, Policy 1 and Implementation Measure included on page X-8</p>
19	<p>Section: Demographic Comparisons (Page 69)</p> <p>Proposed Text Addition, Comment, Question: Table 11 provides demographic comparisons for 1990, 2000, 2010 and 2017 (estimates) Comment: Added 2018 estimates of 20,118, which constitutes a decrease from the 20,233-population estimated for the year 2017.</p> <p>The population of Nogales has gone down between 2010 & 2020. What is being done to turn that around?</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: The US Bureau of the Census reports decennial counts for 1990, 2000, and 2010. Any year after the last decennial count is an estimate calculated based on the incremental changes between actual counts. Lower Census “estimates” are often the result of lower participation in Census counts, which is common in communities with a high Hispanic population.</p> <p>As provided on page 84 of the technical report under the Census 2020: Significance for Nogales section, it is of vital importance for the City of Nogales to continue to encourage participation in the 2020 Census in order to confirm the City’s population and household composition and to be able to increase the City’s shared revenue by making everyone count. Better counts also lead to more accurate planning for land use, housing, amenities, infrastructure, facilities and services. The City has been very active in encouraging Census 2020 participation.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
1	<p>Section: Executive Summary (Page 15 – second paragraph)</p> <p>Proposed Text Addition, Comment, Question: In reference to Union Pacific Railroad impact on connectivity. <i>What happened to the proposed railroad overpass a PepBoys?</i></p>	<p>Proposed Revision: None</p> <p>Rationale/Response: See Goal 3, Policies 1 and 2, Implementation Measures a) and b) on page IV-10 of Transportation/Circulation Element.</p>
2	<p>Section: International Ports of Entry (Page 24)</p> <p>Proposed Text Addition, Comment, Question: Comment refers to inadequate staffing at the POEs causing delays greater than two hours is the limiting factor affecting Nogales as well as the viability of the I-11 Corridor.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: POEs staffing is regulated by the federal government. The City has no authority to control this. All it can do is continue to work with the U.S. Customs and U.S. Port of Entry to assist in the development of strategies that expedite border crossings (Implementation Measure c) under goal 1, policy 1, page III-2 of Economic Development Element.</p>
3	<p>Section: Designated Growth Area (Page 24)</p> <p>Proposed Text Addition, Comment, Question: Comment refers to include proposed Annexation Area identified by Council on Exhibit 2</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: See response for comment 4 provided for the same item in the Background and Current Conditions comment tables (page 5 of this Comment Matrix).</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
4	<p>Section: Growth Areas Element (Page I-1 – Bullet 2)</p> <p>Proposed Text Addition, Comment, Question: Comment added under Bullet 2: Brick and mortar stores are declining. What is planned for the future?</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: Specifically, see Bullet 4 in the same page related to downtown revitalization. Holistically, it will take implementing all the strategies (Bullets 1 to 11).</p>
5	<p>Section: Growth Areas Element (Page I-1 – Bullet 5)</p> <p>Proposed Text Addition, Comment, Question: Bullet 5: “Take full competitive advantage of the Mariposa Port of Entry” Comment: By promoting faster crossing times</p>	<p>Proposed Revision: Revise bullet</p> <p>Bullet 5: Take full competitive advantage of the Mariposa Port of Entry <u>by supporting POE strategies that promote faster crossing times.</u></p> <p>See Growth Areas Element, Bullet 5, Page I-1 of the Policy Plan</p>
6	<p>Section: Nogales Major Planning Areas (Page I-2.)</p> <p>Proposed Text Addition, Comment, Question: Comment: The General Plan should layout the conceptual plan for future developments, otherwise everything will be piecemeal. Roads will not be contiguous between developments, water system not adequately planned and sewers not sized properly.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: Future development conceptual layouts are regulated by the Zoning Ordinance for each Zoning District and reviewed by all the City Departments as part of the Development Review Process for conformance with all applicable goals and policies included in this General Plan.</p> <p>See Growth Areas, Land Use/Character Areas, Transportation/Circulation, Public Facilities and Services Elements, Parks, Recreation and Open Space, and Water Resources elements.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
7	<p>Section: Transportation Circulation Element (Page IV-7)</p> <p>Proposed Text Addition, Comment, Question: Comments under Exhibit 8 (Page IV-6)</p> <p>Comment</p> <ol style="list-style-type: none">1. Major roads, major collectors should be shown on the above maps of the City without adjacent areas.2. The maps including the surrounding County lands should show all roads with "Minor Arterial" functional class and above.3. Traffic studies noted in the "Building on Previous Transportation Efforts" section should be summarized in graphic form in the General Plan. These studies are not available to the public. All reference Studies should be available to the public.4. The legend on these maps should match the description in Article 8 of the Development Ordinance. The Classification of roads should match the ADOT classification.	<p>Proposed Revision: Verify functional classifications on Exhibit 6.</p> <p>Rationale/Response:</p> <ol style="list-style-type: none">1. Major roads and major collectors are shown on Exhibit 6: Roadway Functional Classification (Page IV-5 for the City and for the City Designated Growth Area adopted in the previous plan and ratified by the voters.2. Exhibit 6: Roadway Functional Classification (Page IV-5)3. All Transportation studies noted are summarized in the Background and Current Conditions Technical Report. All those documents are available to the public online. See Response to Comment 8 included on Page 7 of this General Plan Comment Matrix.4. Consultant will meet with the City Project Manager to discuss this item and request GIS files if it is determined that functional classifications do not match ADOT. <p>Note: ADOT was one of the reviewing agencies and provided no comments.</p> <p>See Transportation Element, Revised Exhibits 6, 7 and 8 (Pages IV-5 to IV-7 of the Policy Plan</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
8	<p>Section: Transportation Circulation Element (Page IV-9)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goals and Policies (Page IV-9) Policy 1: Continue to support a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems within the Nogales Designated Growth Area that:</p> <ol style="list-style-type: none"> Meets the community's current and projected transportation and circulation needs. <p>Comment City wide TIA for the present, 2020 and the future year, 2040. This will provide a basis for the smaller traffic studies to tie into. Without this master traffic study, the smaller studies are useless.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response:</p> <p>A Traffic Impact Analysis (TIA) prepared by a Registered Professional Engineer in the State of Arizona is required for most developments within the City as part of a rezoning process. The TIA is submitted and reviewed during the Development Review Process. This type of development-specific analysis is required in the Zoning Code. The requirement for a TIA for developments generating fewer than 100 peak hour trips may be waived by the City Traffic Engineer. TIAs are calculated based on the type of development proposed. A city-wide TIA would be extremely costly and not necessarily accurate not knowing what type of development will be anticipated due to market fluctuations in a specific zoning district, or type of mixed development proposed under a Planned Area Development (PAD).</p> <p>See item 4 on Policy 1 which states "Take into consideration Santa Cruz County and ADOT long-range regional transportation goals.</p> <p>A transportation plan such as the <i>Nogales Santa Cruz County Unified Transportation Plan</i> is a more reliable transportation tool to address city and region wide needs.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
9	<p>Section: Transportation Circulation Element (Page IV-9)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goals and Policies (Page IV-9) Policy 1: Continue to support a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems within the Nogales Designated Growth Area that (Fallowed by City-wide criteria to support a safe, convenient and efficient multimodal transportation network.</p> <p>Question Where does the property owner's plans enter the General Plan's requirements for this goal?</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: See Implementation Measures for goal 1, item g), which states requirements for development, Area Plans and Planned Area Developments. In addition, the Zoning Code provides precise criteria for each Zoning District.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
10	<p>Section: Transportation Circulation Element (Page IV-9)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goals and Policies (Page IV-9) Implementation Measure (b) "Require that all major and minor arterials within the Designated Growth Area maintain a "D" Level of Service or higher in order to maintain traffic flow."</p> <p>Comment The proposed intersection of Grand Avenue and Mariposa is a level F. As is the traffic circle from the downtown side.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: Establishing or changing level of service standards for roads is outside of the scope of a General Plan. This issue is a subject for the <i>Nogales and Santa Cruz County Unified Transportation Plan</i>, which is funded by the Arizona Department of Transportation (ADOT).</p>
11	<p>Section: Transportation Circulation Element (Page IV-9)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goals and Policies (Page IV-9) Implementation Measure (f) "Implement the <i>Unified Nogales Santa Cruz County Transportation Plan</i>."</p> <p>Comment Make all referenced plans available on the CON website.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: All transportation plans funded by the ADOT are available at the ADOT website Completed Planning Studies web page.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
12	<p>Section: Transportation Circulation Element (Page IV-10)</p> <p>Proposed Text Addition, Comment, Question: Comments under Policy 3 (Page IV-10) which states “Provide bicycle lanes and sidewalks in conjunction with new developments and along arterial and collector streets where the right-of-way exists.”</p> <p>Comment Show the results of the referenced bike studies.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The General Plan is meant to be “general.” It establishes policy direction that supports all referenced studies and serves as the road map. If all the results of all these studies were to be included in the General Plan, the document would be too long to be implemented. In addition, studies are updated. As a result, the General Plan would need to be amended constantly to reflect such changes. Therefore, those studies are supported via reference.</p>
13	<p>Section: Transportation Circulation Element (Page IV-10)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 3 (Page IV-10) Implementation Measure a) which states “Identify appropriate and practical locations for safe railroad crossings through continued coordination with Union Pacific Railroad and ADOT.”</p> <p>Comment Show the proposed overpassed at PepBoys.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: See response to comment 12.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
13	<p>Section: Transportation Circulation Element (Page IV-10)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 3 (Page IV-10) Implementation Measure b) which states “Identify cross-town circulation issues and concerns as they arise and work with the appropriate jurisdictions and agencies to address issues”</p> <p>Comment Include those issues and concerns identified on the previous GP, in an exhibit in this plan.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: The current General Plan update builds from the previous one. There have been additions/updates to the goals and policies. None of the goals and policies on the Transportation/Circulation element have been deleted. The concepts including safe railroad crossings are provided on pages IV- and page IV-13. Additional concepts are provided in the General Plan.</p>
14	<p>Section: Water Resources Element (Pages IX-2)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 1 (Page IX2) policies and implementation measures.</p>	<p>Proposed Revision: None.</p> <p>Rationale/Response: This are the same water allocation and per capita comments/questions provided in the <i>Background and Current Conditions</i> technical report. Please see responses to those questions in the tables corresponding to that report. ADWR reviewed the General Plan for compliance and did not issued any need for revisions.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
14	<p>Section: Water Resources Element (Pages IX-2)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 2 (Page IX-2) Implementation Measure a), which states: “Adopt a drought tolerant plant palette and provide incentives for its use and the use of water harvesting.”</p> <p>Comment Already mandated, provide direction for use.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: The direction for use is provided in the Zoning Ordinance not in the General Plan.</p>
15	<p>Section: Water Resources Element (Pages IX-3)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 4 (Page IX-3) Implementation Measure a), which states: “Continue to coordinate with ADEQ, Nogales, Sonora, Mexico, Santa Cruz County and other jurisdictions and agencies to support a comprehensive and collaborative regional approach to potable water, wastewater and storm water management.”</p> <p>Comment Add International Boundary and Water Commission (IBWC), ADWR, Santa Cruz County AMA.</p>	<p>Proposed Revision: Revise as follows</p> <p>“Continue to coordinate with <u>IBWC, ADWR, Santa Cruz County AMA, ADEQ</u>, Nogales, Sonora, Mexico, Santa Cruz County and other jurisdictions and agencies to support a comprehensive and collaborative regional approach to potable water, wastewater and storm water management.”</p> <p>See Water Resources Element, Goal 4, revised Implementation Measure a) Page IX-3 of the Policy Plan</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
14	<p>Section: Public Facilities Element (Pages IX-1)</p> <p>Proposed Text Addition, Comment, Question: Comments under Nogales International Wastewater Treatment Plant introduction.</p> <p>Comment What is the US capacity of the plant? 3.9 MGD? And how much is available for future growth? Is this sufficient for the proposed annexation area and infill development?</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: Yes, there is capacity. See response to the same question provided under the <i>Background and Current Conditions</i> technical report Comment Matrix.</p>
15	<p>Section: Public Facilities Element (Pages IX-2)</p> <p>Proposed Text Addition, Comment, Question: Comments under Police, Fire and Emergency Management Services introduction.</p> <p>Comment</p> <ol style="list-style-type: none"> Is there another Police station planned, and where should that be? If the area proposed for annexation is added, will another fire station be needed? And if so where? 	<p>Proposed Revision: None</p> <p>Rationale/Response:</p> <ol style="list-style-type: none"> Not at the moment. As provided in the text, “the Nogales Police Department is well equipped to support growth.” As provided right before the comment, “due to proximity, the City of Nogales Fire Department already responds to 911 calls related to fire emergencies within Santa Cruz County.”



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
16	<p>Section: Public Facilities Element (Pages IX-3)</p> <p>Proposed Text Addition, Comment, Question: Comments under Internet Service Providers introduction.</p> <p>Comment What can be done to increase the high-speed internet services?</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: See Goal 12 and corresponding policy and implementation measure on page X-8 of the same element.</p>
17	<p>Section: Cost of Development Element (Pages XI-1)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 1, which reads “Promote the Development of the Planning Areas to Increase the Nogales’ Sales Tax Base.”</p> <p>Comment Add to Goal 1 the following: “Promote development that increases Nogales’s job creation. Lack of jobs is the main people leave Nogales and should be the top priority of this GP.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: The purpose of this element is to identify goals, policies and implementation measures that the City will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with exceptions when in the public interest in conformance with ARS. See Economic Development Element for employment/job creation goals and policies, specifically Goal 3, Policy 1 (page III-3) which states “Continue to actively attract and retain employers for the various industry sectors,” and the various other strategies for job creation included on this and other elements throughout the General Plan.</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
18	<p>Section: Cost of Development Element (Pages XI-2)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 1, Implementation Measure d).</p> <p>Comment Identify the changing of the market. As the brick and mortar stores decrease and business, identify the business that will be needed in this community and promote the drawing of those businesses.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response: See Economic Development Element Goal 3, implementation measure b) (page III-3)</p>
19	<p>Section: Cost of Development Element (Pages XI-2)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 1, Implementation Measure e).</p> <p>Comment Support the Nogales Santa Cruz County Economic Development Foundation (EDF). Don't create a duplicate company.</p>	<p>Proposed Revision: Revise implementation strategy as follows:</p> <p>e) Create a Development Corporation to manage all economic development efforts and to prepare and implement an <u>Continue to support the Nogales Santa Cruz County Economic Development Foundation (EDF) in the implementation of an</u> Economic Development Strategy that aggressively markets Centro Cultural as the City's historic downtown core and specialty retail mixed-use Central Business District.</p> <p>See Cost of Development Element, Goal 1, revised Implementation Measure e) on Page XI-2 of the Policy Plan</p>



City of Nogales General Plan Update

Community Comments

by David Fernandez on behalf of Jim Barr

City of Nogales General Plan: Policy Volume (Continued)

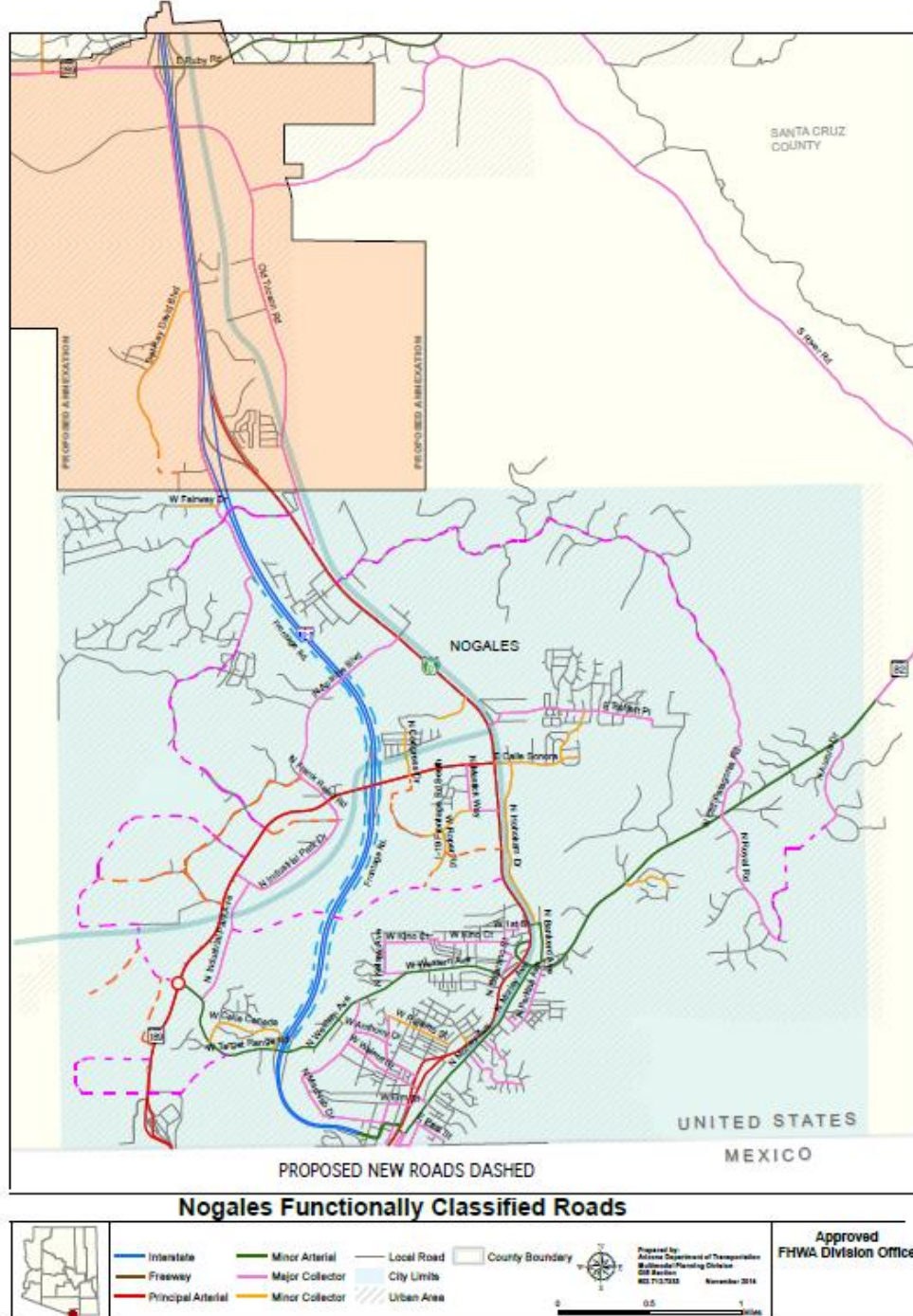
COMMENT NUMBER	Comment or Suggestion for Revision	ACTION/PROPOSED GENERAL PLAN REVISIONS
19	<p>Section: Cost of Development Element (Pages XI-4)</p> <p>Proposed Text Addition, Comment, Question: Comments under Goal 6, Implementation Measure a), which states, “Monitor the City’s sales tax and adjust it as needed to reflect current conditions.”</p> <p>Comment Adjusting the tax rate would take needed funds away from project that create income for the City. A better way is to increase the efficiency and productivity of the functions that the City provide.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response:</p> <p>Goal 6 directs the City to Identify additional revenue sources needed to provide supplemental revenues. As provided in the paragraph under this goal (Page XI-4), “supplemental revenues assist the City in attaining the long-term viability and fiscal solvency required to become sustainable. The Implementation Plan lists a variety of funding mechanisms available to the City including Colonias funds.” The City may also need to adjust the tax rate related to state share-tax revenues which are based on population counts to ensure the City receives its proper share of tax revenues. This policy is not suggesting to take needed funds away from projects.</p> <p>Due to its location at the US/Mexico border, the City of Nogales infrastructure receives the wear and tear of a community the size of Phoenix and counts with the budget of a small border community to address these. The City Manager’s Office is constantly assessing ways to increase the efficiency and productivity of the functions of the City.</p>
20	<p>A map was provided to replace Exhibit 7: Proposed New Road Construction. Proposed map is included on Appendix A.</p>	<p>Proposed Revision: None</p> <p>Rationale/Response:</p> <p>Although the proposed map provided reads in the legend “Approved FWHA Division Office,” it has no source, and the legend only includes Nogales Functionally Classified Roads. The proposed new roads showed in the plan as a dashed line are not included in the legend. The map cannot be utilized as is.</p>



City of Nogales General Plan Update

APPENDIX A: Map Submitted by Jim Barr (See Comment 20 on previous page)

Exhibit 7: Proposed New Road Construction





City of Nogales General Plan Update

APPENDIX B:

Planning and Zoning Commission Study Session Minutes, July 16, 2020

Nogales General Plan Update Planning and Zoning Commission Study Session Minutes

Nogales City Hall
July 16, 2020

Attendance:

City of Nogales Mayor and Council

- Jorge Maldonado, Councilman (Present remotely)
- Dr. Marcelino Varona, Councilman (Present remotely)
- Nubar Hanessian, Councilman (Present remotely)

City of Nogales Planning & Zoning Commission

- Jesus Lorenzo Marquez, Commissioner (Present physically)
- Oscar Santacruz, Commissioner (Present physically)

City of Nogales Staff

- John Kissinger, Deputy City Manager (Present remotely)
- Samuel Paz, Planning and Zoning Department (Present physically)
- Veronica Moreno, (Present physically)

General Public

- Jim Barr (Present physically)

The Planning Center (Consultant)

- Maria Masque, Principal (Present physically)

Agenda

- General Plan Process and Policy Volume Overview
- Responses from
- Questions and Answers



City of Nogales General Plan Update

APPENDIX B:

Planning and Zoning Commission Study Session Minutes, July 16, 2020 (Continued)

Comments & Proposed Revisions

Planning and Zoning Commissioners in attendance provided no revisions. The public hearing with the Planning and Zoning Commission to deny, recommend, or recommend with changes the General Plan to the Mayor and Council for adoption will be held on July 23, 2020 at the City of Nogales City Hall. During that public hearing Planning and Zoning Commissioners and the public will be able to recommend additional revisions. Below are the revisions and/or questions related to possible revisions

Planning and Zoning Commission

Planning and Zoning Commissioners in attendance provided no revisions. The public hearing with the Planning and Zoning Commission to deny, recommend, or recommend with changes the General Plan to the Mayor and Council for adoption will be held on July 23, 2020. During that Planning and Zoning Commissioners will be able to recommend additional revisions.

Mayor and Council

Councilman Jorge Maldonado, asked if the cemetery was addressed in the General Plan and if the general plan is an appropriate document for providing guidance related to the municipal cemetery.

The General Plan Policy Plan adopted contains the following language which remains in the current update:

Implementation Measure

(Land Use Element, Goal 1, Policy 1, page II-2 **Implementation Measure g)**)

g) Work with the City Parks and Recreation Department to identify land for the expansion of the Nogales Municipal Cemetery to create a memorial park/memorial garden that serves the function of a cemetery and provides opportunities for passive recreation.



City of Nogales General Plan Update

APPENDIX B:

Planning and Zoning Commission Study Session Minutes, July 16, 2020 (Continued)

Goal, Policy and Implementation Measures

(Land Use Element, Goal 2, Policy 1, and Implementation Measures, page II-12)

Goal 2: Address any Nogales Municipal Cemetery expansion needs as a land use planning effort.

Policy 1: Work with the Cemetery Advisory Committee to design and maintain an aesthetically pleasing and professionally administered Nogales Municipal Cemetery.

Implementation Measures:

- a) Ensure that any expansions or additions to the Nogales Municipal Cemetery follow the guidance of the Cemetery Advisory Committee and adhere to all applicable City and State policies, ordinances and mandates.
- b) Design expansions or additions so that they:
 - a. Are safe, accessible, and well maintained;
 - b. Offer a peaceful and visually pleasing atmosphere conducive to meditation and reflection;
 - c. Serve as passive recreation;
 - d. Are adequately funded for on-going maintenance and future development;
 - e. Meet the needs of the citizens;
 - f. Operate under the guidance of the Cemetery Advisory Committee according to city ordinances and state statutes;
 - g. Support the Cemetery Advisory Committee's public education efforts regarding cemetery policies and procedures.



City of Nogales General Plan Update

APPENDIX B:

Planning and Zoning Commission Study Session Minutes, July 16, 2020 (Continued)

Consultant & City Attorney Recommendation

The following Goal and policy can be added to ensure plot availability both within and without the municipally-owned Nogales Cemetery.

Goal 2: Facilitate the supply of cemetery plots for use by families in our community.

Policy: Monitor the inventory of public and private cemetery facilities available for purchase to the public in Nogales throughout the life of this Plan, and as necessary, look for opportunities to increase the supply of cemetery facilities, both within and without the municipally-owned Nogales Cemetery.

General Public

Comments were provided after the meeting adjourned. Although those comments have been recorded, they are not included in this minutes to avoid confusion.



City of Nogales General Plan Update

APPENDIX C:

Email Communications Providing Comments

Jim Barr: Nogales General Plan



David Fernández <df.videz@gmail.com>

To Samuel Paz; Maria Masque; Jim Barr

You replied to this message on 7/20/2020 4:03 PM.



Prop New Rds.pdf
3 MB



I am sending these links on behalf of Jim Barr regarding his comments on the 203 Nogales General plan.

see one attachment (2.6 MB) and two links

The attachment is a proposed replacement Exhibit 7 of the current general plan

The links are to downloadable dropbox word documents containing comments

1. <https://bit.ly/2CQi4K3>
2. <https://bit.ly/3eT56c0>



Notes:

1. The map attached to this email is provided under Appendix A of this Comment Matrix.
2. The links to the downloadable dropbox word documents containing comments are provided below:

1. <https://bit.ly/2CQi4K3>
2. <https://bit.ly/3eT56c0>



City of Nogales General Plan Update

APPENDIX C:

Email Communications Providing Comments (Continued)

Re: 60-Day Agency Review Transmittal Vision 2030: The City of Nogales General Plan Upda...



Brian Cosson <btcosson@azwater.gov>
To: Maria Masque

Reply

Reply All

Forward



Fri 6/26/2020 10:28 AM

Nogales

You forwarded this message on 6/26/2020 11:01 AM.

Hi Maria, Thank you for the opportunity to review and I do not have any comments.

On Tue, Jun 23, 2020 at 9:38 AM Maria Masque <mmasque@azplanningcenter.com> wrote:

Brian Cosson, CFM
Arizona Department of Water Resources (ADWR)
1110 W. Washington Street, Suite 310
Phoenix, Arizona 85007

Dear Mr. Cosson,

The Arizona Revised Statutes mandatory 60-day Agency Review period for the review of the City of Nogales General Plan Update Draft ends on **July 1st**. Comments and revisions must be received by July 1st from all reviewing agencies. Since we are approaching that deadline, we are sending a reminder. Please take a moment to review the General Plan update. We are also asking for letters of support from the various agencies and Nogales stakeholders.

Due to COVID-19, documents were transmitted remotely via Dropbox on May 1st as per the email below. Documents transmitted in the link below include:

1. Vision 2030: The City of Nogales General Plan Update Policy Volume;
2. Vision 2030: The City of Nogales General Plan Background and Current Conditions Technical Report; and
3. The 2010 City of Nogales General Plan Smart Growth Score Card evaluating the previous plan.

https://www.dropbox.com/sh/f6ve4bf7dshr6yg/AABzAV6XJ5LXBbCB27A_PBxta?dl=0

Please review and submit written comments, if any, and/or letters of support by **July 1, 2020** to Samuel Paz.